AGENDA BOARD OF ZONING APPEALS PUBLIC HEARING AUGUST 11, 2008 3:00 P.M. ROOM S-330 CITY HALL ST. PAUL, MINNESOTA

RESULTS AGENDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF JULY 14, 2008 & APRIL 21, 2008

Approved

II. APPROVAL OF RESOLUTION

08-100462 Jeffrey T. Delisle 264 Earl Street, -- to Deny

Approved

III. NEW BUSINESS

A. Applicant - Bob Bierscheid Parks & Rec. (#08-118161)

Location - 100 Harriet Island Road Zoning - R4; HPL-Site, RC-1

Purpose: MAJOR VARIANCE - The applicant is requesting a variance to build an

open air picnic shelter in the RC1 Floodway District of the River Corridor on Harriet Island. Section 68.214(f) of the zoning code states that: an accessory structure may not exceed 500 square feet unless elevated on fill above the regulatory flood protection elevation. A 1,420 square foot structure, designed to the FP-4 classification, (wet flood proofed) is proposed for a variance of 920 square feet.

Approved

B. Applicant - Dannielle K. Hokanson (#08-120753)

Location - 2017 Portland Avenue

Zoning - RT1

Purpose: ADMINISTRATIVE REVIEW - An appeal of the Zoning Administrator's decision

that the building is being used as a triplex and the

7-0

basement amenities must be removed.

Continued to 9-8-08

C. Applicant - Pete Keely - Collage Architects(#08-109245)

Location - 205 Otis Avenue Zoning - RM2; RC-3

Purpose: MAJOR VARIANCE - Several variances in order to construct six

townhomes and two tri-plexes on a single parcel.

1) A side yard setback of 16 feet is required for the townhomes, 7.5 feet is proposed for the north side and 6 feet for the south for a variance of 8.5 feet and 10 feet respectively. 2) A side yard setback of 18 feet is required for the triplexes, 6.5 feet is proposed on the north and 15 feet on the south for a variance of 11.5 feet and 3 feet respectively. 3) A 25 foot rear yard setback is required for residential structures, 12 feet is proposed for a variance of 13 feet. 4) A maximum lot coverage of 35% (9,841 square feet) is allowed, 43% (12,224 square feet) is proposed for a variance of 8% (2,383 square feet).

Approved 6-1

D. Applicant - Kerry Burnham Capital Homes(#08-116122)

Location - 698 Portland Avenue

Zoning - RM2; HPL-Hill

Purpose: MAJOR VARIANCE - A variance of the front yard setback in order to

construct a new twinhome. A front yard setback of

27 feet is required, 25 feet is proposed for a

variance of 2 feet.

Approved 7-0

E. Applicant - Robert Krautbauer (#08-121024)

Location - 552 Brimhall Street

Zoning - R4

Purpose: MINOR VARIANCE - A variance of the rear yard lot coverage in order to

construct a new garage with future expansion to the rear of the house. A maximum rear lot coverage of 35% (743 square feet) is allowed, 39%

(840 square feet) is proposed for a variance of 4%

(97 square feet).

Approved w/cond. 7-0

IV. <u>ADJOURNMENT</u>

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen

(266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.